

UNIFIED LAND DEVELOPMENT CODE
Chapter 2. ZONING
Article 2.2. Conventional Zoning Districts
Division 2.2.2. Residential

Section 2.2.2.7. Residential Multi-family Tourist (RMF-T)

- (a) *Intent.* The purpose and intent of this district is to permit multifamily dwellings and tourist-related commercial facilities. Although this district allows both residential and non-residential uses, it is not a mixed-use district, and it is the further intent of this district that individual lots be developed with a single use.
- (b) *Permitted Uses (P) and Structures:*
 - (1) Duplex.
 - (2) Multifamily.
 - (3) Single-family attached.
 - (4) Emergency services.
 - (5) Family day care home.
 - (6) Hotel, motel, inn.
 - (7) Personal services.
- (c) *Permitted Accessory Uses and Structures:* (For additional conditions, see Article 3.1. Accessory Uses and Structures)
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see section Article 3.2. Conditional Uses)
 - (1) Boarding, rooming house.
 - (2) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
 - (3) Bed and breakfast, 1 or 2 bedrooms.
 - (4) Campground.
 - (5) Leisure vehicle rental.
 - (6) Home occupation Type 1. (see Article 3.4. Home Occupations)
- (e) *Prohibited Uses and Structures.* Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.
- (f) *Special Exceptions (S):* (For procedure see Division 1.1.5. Special Exceptions)
 - (1) Recreational vehicle park.
 - (2) Public building.
 - (3) Essential services.
 - (4) Bed and breakfast, 3 or more bedrooms.
 - (5) Paid or public parking lot, garage, structure.
 - (6) Clubhouse, community center.
 - (7) Place of worship. (see Division 3.7.4. Place of Worship)
 - (8) Recreation, indoor.

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- (9) General retail sales and service. (see Section ?? “Special Use Standards”)
- (10) Bar, cocktail lounge, nightclub, tavern.
- (11) Liquor, package store.
- (12) Restaurant.
- (13) Marina, sport.
- (14) Home occupation Type 2. (see Article 3.4. Home Occupations)
- (15) Such other uses as determined by the Zoning Official or his/her designee to be:
 - a. Appropriate by reasonable implication and intent of the district.
 - b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.
 - c. Not specifically prohibited in that district.

The BZA shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards:*

	RMF-T
Lot (min.)	
Area (square ft.)	7,500
Width (ft.)	80
Yards (min. ft.)	
Front	25
Side	
Interior	7.5 or half the building height, whichever is greater
Abutting a road	15
Abutting water	20
Rear	
Abutting a lot	15
Abutting a road	25
Abutting water	20
Bulk (max.)	
Lot Coverage	40%
Height (ft.)	38
Density (units/acre)	6

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, as the same shall be amended.

If the RMF-T district abuts a single-family district, no structure other than screening required pursuant to Article 4.7. Landscaping and Buffering, of the Code, shall be erected closer to the abutting single-family zoned property than twenty-five (25) feet or the building height, whichever is greater.

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Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Article 4.12. Waterfront Property.

- (h) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.
- (i) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.

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